147.0	0007	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	583,400 /	583,400
					USE VALUE:	583,400 /	583,400
					ASSESSED:	583,400 /	583,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEGGY CAROL A	
Owner 2:		
Owner 3:		
Street 1:	65 HAWTHORNE AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	BEGGY CAROL A -
Owner 2:	O'TOOLE BRIDGET A -
Street 1:	65 HAWTHORNE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,201 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Texture 111 Exterior and 858 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4201.000	146,600		436,800	583,400
Total Card	0.096	146,600		436,800	583,400
Total Parcel	0.096	146,600		436,800	583,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 679.95 | /Parcel: 679.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	146,600	0	4,201.	436,800	583,400	583,400	Year End Roll	12/18/2019
2019	101	FV	125,200	0	4,201.	409,500	534,700	534,700	Year End Roll	1/3/2019
2018	101	FV	125,200	0	4,201.	338,500	463,700	463,700	Year End Roll	12/20/2017
2017	101	FV	125,200	0	4,201.	311,200	436,400	436,400	Year End Roll	1/3/2017
2016	101	FV	125,200	0	4,201.	283,900	409,100	409,100	Year End	1/4/2016
2015	101	FV	124,600	0	4,201.	278,500	403,100	403,100	Year End Roll	12/11/2014
2014	101	FV	124,600	0	4,201.	258,800	383,400	383,400	Year End Roll	12/16/2013
2013	101	FV	124,600	0	4,201.	246,300	370,900	370,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11516

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEGGY CAROL A	41580-107		12/9/2003	Family	1	No	No		
WHELTLE BRUCE/E	27573-432		8/14/1997		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2002	517	Redo Bat	7,500	C		G4	GR FY04	

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	MEAS&NOTICE	BS	Barbara S
11/17/2008	Meas/Inspect	336	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Entry Denied	272	PATRIOT
5/20/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4201		Sq. Ft.	Site		0	80.	1.30	9									436,823						436,800	

Total AC/HA: 0.09644 | Total SF/SM: 4201 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 436,823 | Spl Credit | Total: 436,800

PRINT

Date	Time
12/11/20	01:40:49

LAST REV

Date	Time
05/30/18	08:13:59

ekelly

User Acct / GIS Ref / GIS Ref / Insp Date

96862

05/01/18

!11516!

USER DEFINED

Prior Id # 1:	96862
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	19 - Texture 111		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99949998
Adj $ / SQ:	128.186
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	180122
Depreciation:	33503
Depreciated Total:	146620

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

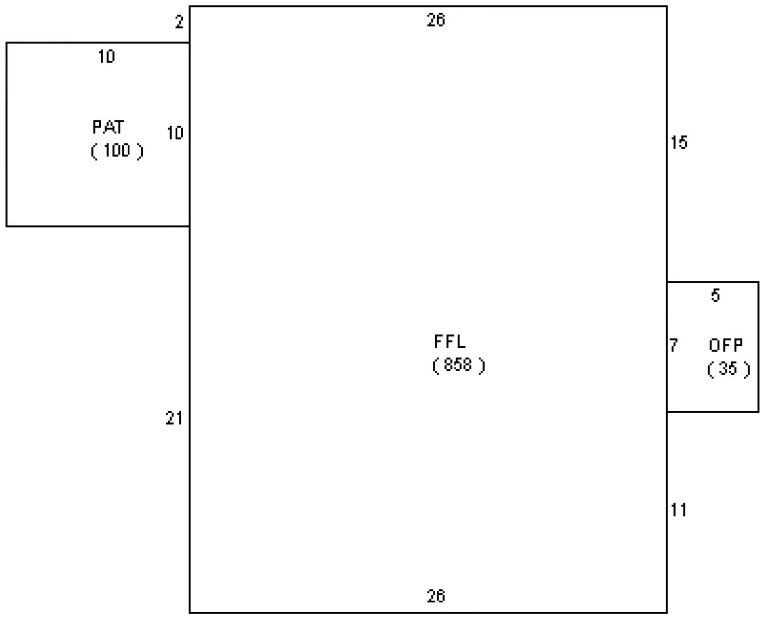
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.19
Special Features:	0	Val/Su Net:	147.63
Final Total:	146600	Val/Su SzAd	170.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	858	128.190	109,983
PAT	Patio	100	6.000	600
OFP	Open Porch	35	43.980	1,539

Net Sketched Area:	993			Total:	112,122
Size Ad	858	Gross Are	993	FinArea	858

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc